

A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

LA MIRADA COMMERCE CENTER

14747 ARTESIA BLVD, LA MIRADA, CA



5 Institutional Quality Small-Bay Industrial Buildings Totaling 73,393 SF

- 94% NNN leased to a diverse tenant base with 1.8 years of WALT & strong in-place cash flow
- Central Mid-Counties location with immediate access to Interstate 5

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THE OFFERING

CBRE, Inc. (“CBRE”), as an exclusive broker, is pleased to present the unique opportunity to acquire **La Mirada Commerce Center** (the “Property” or “Park”), five institutional quality small-bay industrial buildings totaling 73,393 SF located at 14747 Artesia Blvd in La Mirada, CA. The Park is 94% leased to 33 diverse tenants with staggered rollover and 1.8 years of WALT. This is a unique opportunity to acquire institutional quality small-bay product with strong in-place cash flow and historical occupancy.

La Mirada Commerce Center is highly functional with 48 grade-level loading doors (at least 1 door in every unit) and abundant auto parking with 147 spaces. The buildings are ideally sized for this market, with suite sizes ranging from 1,200 - 6,386 SF, accommodating a wide range of tenants.

The Park is strategically located in the supply-constrained Mid-Counties market, where there is only 1.8% vacancy in the <25K SF size range. This mission critical location offers immediate I-5 freeway access, and proximity to over 11.4 million people and 5.1 million employees within 30 miles of the site. The property's central, infill location is ideal for users that serve the Los Angeles, Orange County and Inland Empire markets.

Ownership is simultaneously marketing Walnut Avenue Business Park, a 74,353 SF small bay 95% leased business park. They will consider offers individually or as a Portfolio. The NDA provides access to both projects.

PROPERTY SUMMARY

ADDRESS	14747 Artesia Blvd, La Mirada, CA
OCCUPANCY	94%
TOTAL RENTABLE AREA (SF)	73,393
LAND SIZE (AC)	4.25
COVERAGE	40%
OFFICE %	33%
NUMBER OF BUILDINGS	5
BUILDING SIZE RANGE	9,448 SF - 29,137 SF
NUMBER OF TENANTS	33
TENANT SIZE RANGE	1,200 SF - 6,386 SF
LEASE TYPE	NNN
POWER	4,000A
CLEAR HEIGHT	14'
GRADE LEVEL DOORS	48



INVESTMENT HIGHLIGHTS



5 institutional quality small-bay industrial buildings totaling 73,393 SF with grade level loading in every unit



94% leased to 33 high quality tenants with 1.8 years of WALT and strong in-place cash flow and over 40,018 SF new leasing over the last 18 months



Attractive building sizes ranging from 9,448 SF - 29,137 SF with varied unit sizes to accommodate many different users



Pricing at a **significant discount to replacement cost**



Supply-constrained industrial market - In the <25K SF size range, Mid-Counties has maintained an extremely low 1.0% average industrial vacancy since 2016



Alternative exit strategy by placing a condo map on the existing park



Due to significant development constraints, La Mirada has seen virtually no new construction and has maintained near-zero vacancy over the last decade, with 15% average annual rent growth since 2018



Over 11.4 million people and 5.1 million employees located within 30 miles of the site



Mission critical location with immediate I-5 freeway access and proximity to SR-91 & SR-39

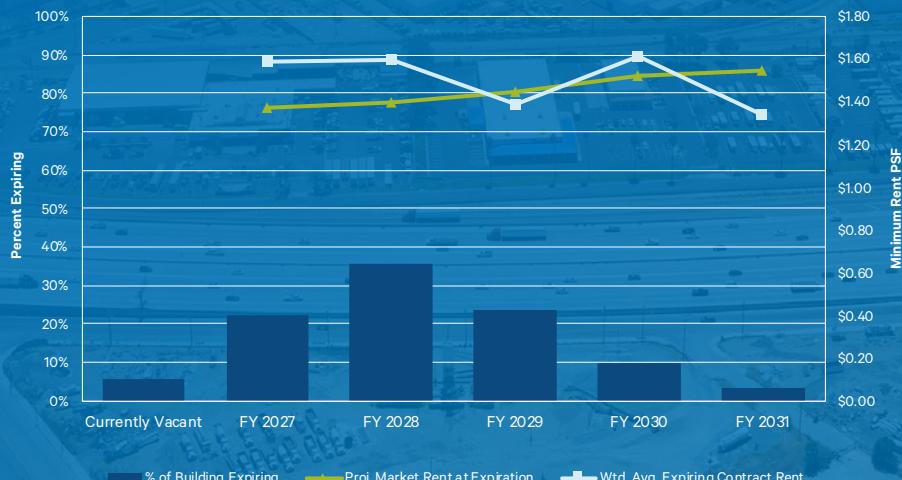


FINANCIAL HIGHLIGHTS

94% leased to diverse tenant base with staggered lease expirations offering steady cash flow

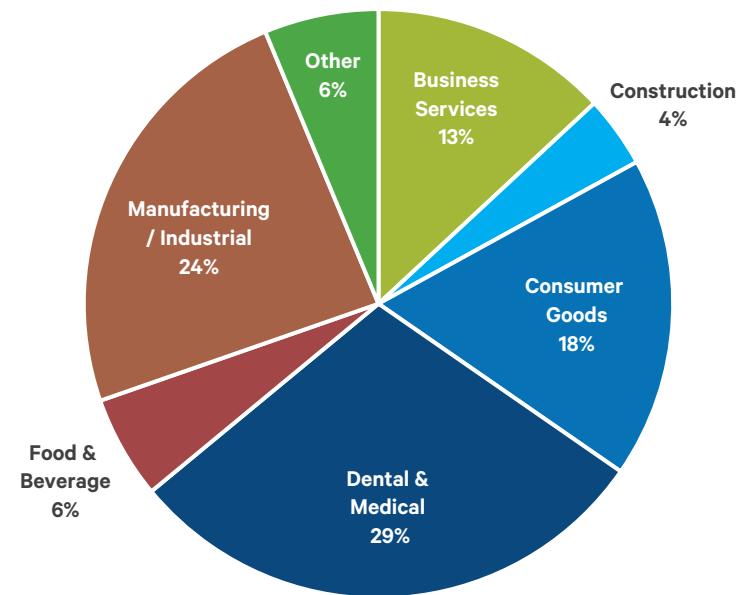
- Triple net lease structure across the entire park
- Strong historical occupancy and limited alternative options with a 1.8% vacancy in Mid-Counties (<25K SF)
- Rent growth in smaller unit size segment is outpacing big box
- History of institutional ownership and management
- 40,018 SF of new leasing over the last 18 months
- No industry occupies more than 30% of the campus

MARKET RENT AT EXPIRATION VS. WEIGHTED AVERAGE CONTRACT RENT AT EXPIRATION^[1]



[1] The years in which no existing tenants expire are not reflected on this graph

TENANT BREAKDOWN BY INDUSTRY (BY TOTAL SF)



94% OCCUPANCY

33 TENANTS

1.8 YEARS WALT

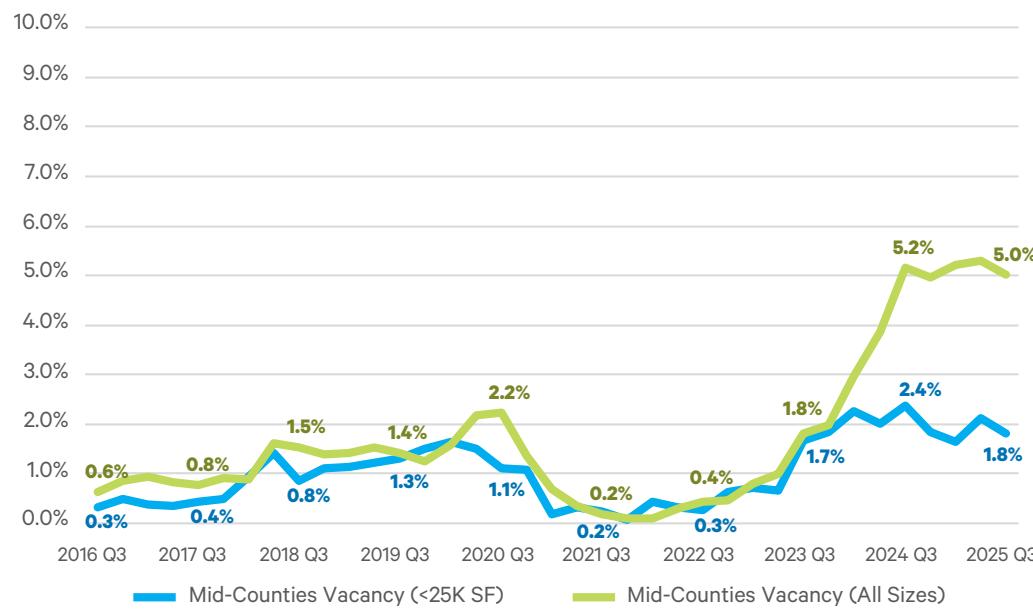
\$1.2M YEAR 1 NOI

INSTITUTIONAL QUALITY SMALL-BAY INDUSTRIAL PARK TOTALING 73,393 SF



MID-COUNTIES INDUSTRIAL MARKET HIGHLIGHTS

EXTREMELY LOW 1.0% AVERAGE VACANCY FOR THE <25K SF SIZE RANGE IN MID COUNTIES SINCE 2016 (VS. 1.7% AVERAGE FOR THE TOTAL MARKET)



LA MIRADA (ALL SIZES) Q3 2025 STATS

MARKET BASE:

13.1M SF

AVG. VACANCY
SINCE 2015:

2.9%

UNDER
CONSTRUCTION:

0 SF

Q3 GROSS
ACTIVITY:

57K SF

La Mirada has averaged 15% industrial rent growth annually since 2018

BUILDING SIZES ARE IN THE SWEET SPOT OF THE MARKET

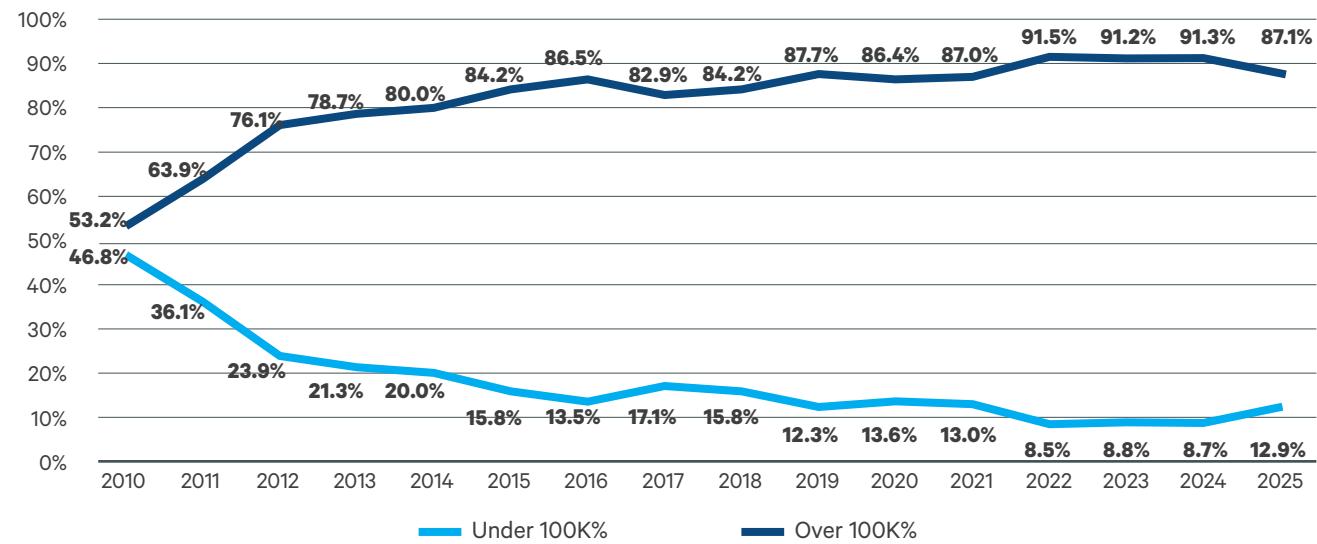
Market	Property Count	NRA (SF)	Vacancy	Construction Deliveries YTD (SF)	Under Construction (SF)
Mid-Counties <10K SF	66	656,215	1.5%	0	0
Mid-Counties <25K SF	1,041	16,628,250	1.8%	0	15,714
Mid-Counties Total Market	2,123	103,012,223	5.0%	179,587	615,137

COMPELLING MARKET DYNAMICS FOR SMALL BAY



Under-Supplied Product Type With High Barriers To Entry & Limited Competitive Development Pipeline ($\pm 2,224$ SF Average Suite Size In The Park)

SHARE OF U.S. INDUSTRIAL INVENTORY OVER & UNDER 100,000 SF

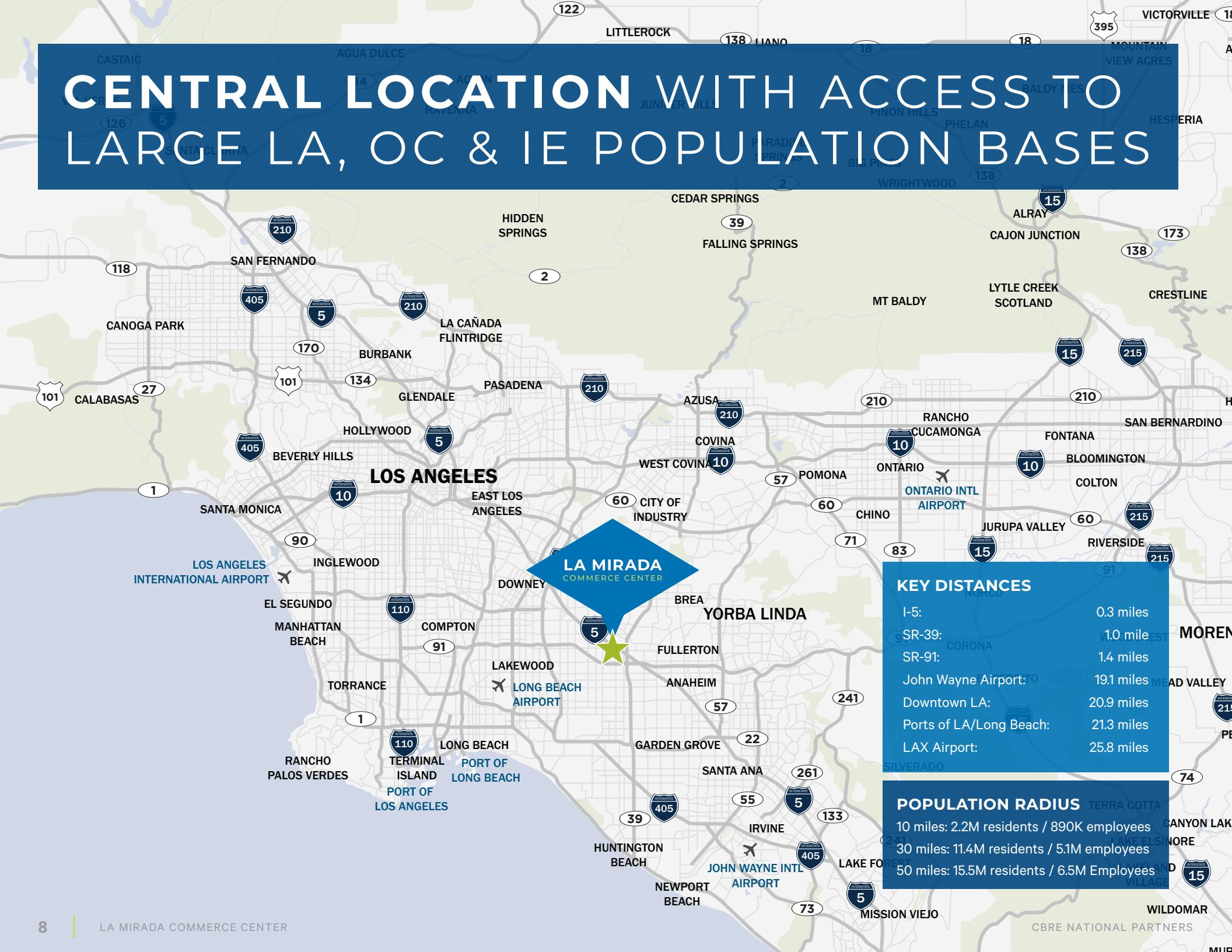


La Mirada Currently Has No Small Bay Product Under Construction, With A Lack Of Significant New Deliveries Over The Last 10 Years.

BENEFITS OF SMALL BAY INDUSTRIAL SPACE

- Varied unit sizes cater to numerous users and allows for growth within the parks, leading to higher tenant retention.
- Diversified rent rolls limit property owner's exposure to secular downturns in any one industry.
- Smaller incubator suites in a multi-tenant park attract an entrepreneurial tenant base.
- Shorter lease terms create opportunity to capture strong market rent growth.
- Multiple tenants create stable occupancy and reduce cash flow volatility.

CENTRAL LOCATION WITH ACCESS TO LARGE LA, OC & IE POPULATION BASES



Pico Rivera

MISSION CRITICAL LOCATION AT THE INTERSECTION OF I-5 AND SR-91



LA MIRADA CORPORATE NEIGHBORS

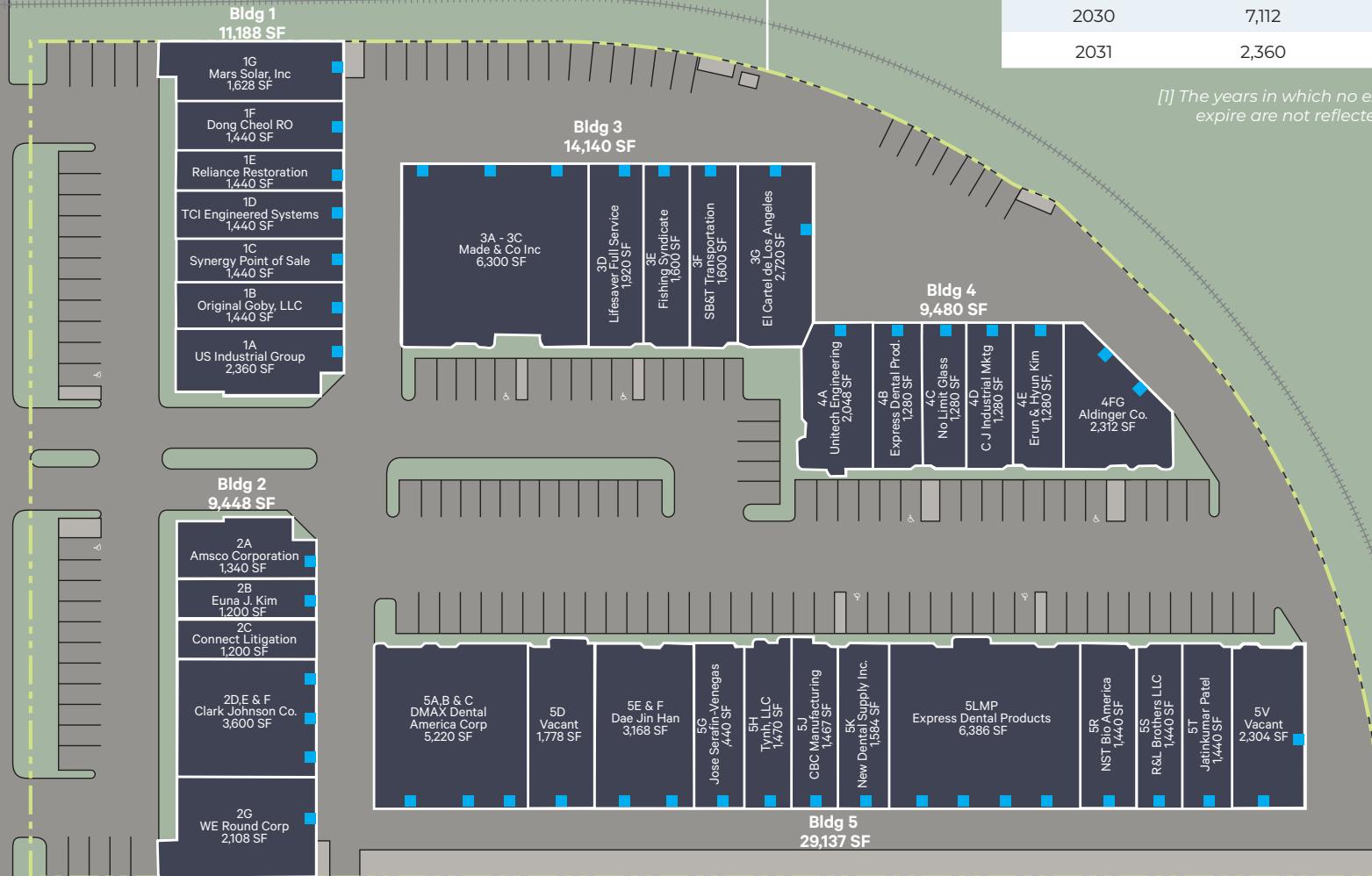


SITE PLAN

APN: 7003-014-005



ARTESIA BLVD



Fiscal Year Ending Feb 28 ^[1]	Net Rentable SF Expiring	% SF Expiring
Currently Vacant	4,082	5.56%
2027	16,295	22.20%
2028	26,096	35.56%
2029	17,448	23.77%
2030	7,112	9.69%
2031	2,360	3.22%

[1] The years in which no existing tenants expire are not reflected on this table

LA MIRADA COMMERCE CENTER

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